

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		AVOLA ST, ARLINGTON

OWNERSHIP

Owner 1:	KOWALCZYK TOMASZ/RIHO
Owner 2:	
Owner 3:	
Street 1:	16 AVOLA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	PLAGA DIRK -
Owner 2:	-
Street 1:	16 AVOLA ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Clapboard Exterior and 2254 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6157		Sq. Ft.	Site		0	70.	0.98	6									423,297						423,300	

Total AC/HA:	0.14135	Total SF/SM:	6157	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	423,297	Spl Credit		Total:	423,300
--------------	---------	--------------	------	-------------	-----	------------	----------------	-----------	--------	---------	------------	--	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6157.000	665,100		423,300	1,088,400
Total Card	0.141	665,100		423,300	1,088,400
Total Parcel	0.141	665,100		423,300	1,088,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	482.87	/Parcel:	482.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	665,000	0	6,157.	423,300	1,088,300	1,088,300	Year End Roll	12/18/2019
2019	101	FV	514,900	0	6,157.	417,200	932,100	932,100	Year End Roll	1/3/2019
2018	101	FV	516,500	0	6,157.	320,500	837,000	837,000	Year End Roll	12/20/2017
2017	101	FV	516,500	0	6,157.	302,400	818,900	818,900	Year End Roll	1/3/2017
2016	101	FV	516,500	0	6,157.	278,200	794,700	794,700	Year End	1/4/2016
2015	101	FV	505,400	0	6,157.	260,000	765,400	765,400	Year End Roll	12/11/2014
2014	101	FV	505,400	0	6,157.	239,500	744,900	744,900	Year End Roll	12/16/2013
2013	101	FV	505,400	0	6,157.	239,500	744,900	744,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLAGA DIRK	51228-329		5/28/2008		746,000	No	No		
G K DEVELOPMENT	45625-178		7/16/2005		796,500	No	No		
FALCONE JOHN-JO	42849-107		5/21/2004	Portion-Asst	628,000	No	No		
	7411-347		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2017	750	Wood Dec	8,970	C				replace rear deck
11/6/2012	1456	Manual	13,976	C				
6/9/2004	452	New Buil	200,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Meas/Inspect	HS	Hanne S
4/30/2013	Info Fm Prmt	EMK	Ellen K
10/21/2008	Meas/Inspect	197	PATRIOT
12/15/2005	MLS	MM	Mary M
5/18/2005	Inspected	BR	B Rossignol
1/11/2005	Fieldrev-Chg	BR	B Rossignol
1/3/2000	Vacant Lot	243	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	116939
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/11/20	03:32:42

LAST REV

Date	Time
10/02/18	14:49:43
mmcmakin	
13615	

